

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated as of the 30th day of June, 1995, is between Swan Bay Holdings, Inc. (herein called "Lessor") of P. O. Box 3757, Seattle, WA 98124; and Douglas Management Company, whose address is P. O. Box 3757, Seattle, WA 98124; (herein called "Lessee")

1. PREMISES: Lessor hereby leases to Lessee, upon the terms and conditions of that certain lease between the parties dated June 1<sup>st</sup>, 1995, (herein called "Lease"), which said lease was between Swan Bay Holdings and Douglas Management Company. The conditions of the original lease, supplemental and amendments are incorporated herein by this reference, those certain improvements located at 7100 Second Avenue S. W., Seattle, WA 98106, situated in King County Washington and legally described as follows:

PARCEL A:

That portion of the abandoned bed of the Duwamish River in the northwest quarter of Section 29, Township 24 North, Range 4 East, W. M., in King County, Washington, lying southwesterly of the southwesterly margin of the Commercial Waterway District, Number 1 right-of-way and lying easterly of the right-of-way and said right-of-way extended south as conveyed by Commercial Waterway District Number 1 to the State of Washington Highway Department, dated July 3, 1953, and recorded under Recording Number 4362487, and north of a line described in decree entered in King County Superior Court Cause No. 732439, which line begins on the westerly margin of the right-of-way of Commercial Waterway District, Number 1 at a point which is north 42°24'31" west along said right-of-way 127.52 feet from its intersection with the north line of Block 1 of the Plat of Portland and Puget Sound Railway Addition, according to the Plat thereof recorded in Volume 5 of Plats, page 74, in King County, Washington; thence south 86°42'16" west along said line 433.36 feet; thence south 23°37'09" west along said line 46.48 feet to the south line of Seaport Addition, according to the plat thereof recorded in Volume 19 of Plats, page 60, in King County, Washington, extended; thence south 86°02'59" west along said southerly line 150 feet, more or less, to the end of said line;

EXCEPT any portion thereof, if any, which may lie within Lot 6, Block 5, of the Plat of said Seaport Addition.

PARCEL B:

Lots 7 and 8 in Block 1 of Portland and Puget Sound Railway Addition, according to the plat thereof recorded in Volume 5 of Plats, page 74, in King County, Washington.

2. TERMS: The lease shall be for a term of (10) Ten Years commencing June 1<sup>st</sup>, 1995 and ending May 31, 2005, together with all extensions, amendments and renewals thereof.

3. PURPOSE OF MEMORANDUM OF LEASE: This Memorandum of Lease is prepared for the purpose of recordation, and it in no way modifies the lease.

Dated: June 30, 1995

LESSOR: SWAN BAY HOLDINGS

LESSEE: DOUGLAS MANAGEMENT COMPANY

X [Signature]

X [Signature]

X Secretary-Treasurer

X [Signature]

FILED BY:  
STEWART TITLE

JUL 03 '95

STW 270849 U-8

9507031079

9.00

003 SM

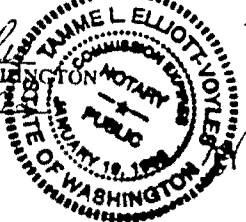
KING COUNTY RECORDS

950703-1079

A-1

STATE OF WASHINGTON )  
COUNTY KING ) SS.

The foregoing instrument was acknowledged before me this 29th day of June 1995 by Jim Jansen known to me to be the individual named as Lessor in the foregoing instrument.

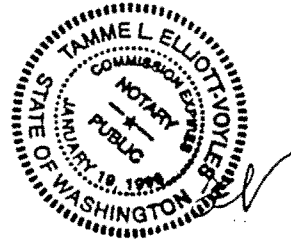
*Tamme L. Elliott-Vailes*  
Notary Public for STATE OF WASHINGTON  
My commission expires: Jan 19, 1998  


STATE OF WASHINGTON )  
COUNTY KING ) SS.

The foregoing instrument was acknowledged before me this 29th day of June 1995 by Christel F. Holm known to me to be the individual named as Lessee in the foregoing instrument.

*Tamme L. Elliott-Vailes*  
Notary Public for STATE OF WASHINGTON  
My commission expires: Jan 19, 1998

UPON RECORDING RETURN TO;  
National Bank of Alaska  
P.O. Box 100600  
Anchorage, Alaska 99510-0600  
Commercial Loans  
Sabrina Rainey



9507031079

FILED BY: ...  
STEWART TITLE

JUL 03 '95